

Malheur County Development Corporation Board Meeting Minutes

Tuesday, November 17, 2020
10:00 am (Mountain Time)
Conference Call Number: 541-896-1824
Meeting held via telephone

Members Present:

- Grant Kitamura, Board President
- Kay Riley
- Greg Smith
- Corey Maag
- Randi Svaty
- Jason Pearson

Guests:

- Brad Baird, Anderson Perry
- Pat Caldwell, Malheur Enterprise

Staff

- Ryan Bailey
- Julee Hicks

Regular Board Meeting Call to Order and Approval of Minutes:

Board President Grant Kitamura called the meeting to order at 10:03 am. Kitamura referenced minutes of the October 27th board meeting. Corey Maag moved to accept the board meeting minutes as presented. Jason Pearson offered a second. Minutes for the board meeting held October 27th were accepted unanimously.

Kitamura asked Greg Smith, MCDC Officer to the Board, to present an update on the Treasure Valley Reload Center.

Smith said an ag-based company is aggressively seeking an additional location, potentially at the TVRC site. Per Smith, the company presently operates multiple locations throughout the Northwest.

Also noted was project insurance through Wheatland. Smith said the selected policy application has been submitted.

Smith said Brian DiFonzo is working to finalize the demolition agreement with Union Pacific, regarding the Nutrien site rendering plant.

Smith deferred to Brad Baird, civil engineer and president of Anderson Perry. Baird explained a request for easement access across Alscott land for Froerers to have access near Gem Avenue. Although Alscott did not grant the easement, a potential meeting is planned with Froerers to discuss alternatives. Per Union Pacific, the Gem Avenue crossing will be closed.

Smith said it is anticipated the shippers group will receive from the potential operator a report spelling out what they believe will be the cost to operate. From there, the shippers will review the agreement and further discuss contract details. Smith noted the importance of the potential operator complying with the ConnectOregon grant parameters. Once a tentative agreement is in place, a meeting will be held with the Tioga Group, the consulting firm for ODOT.

A final hurdle noted by Smith is the ownership operating agreement, which when submitted to ODOT and approved, will move the TVRC project to construction.

Smith also discussed:

- An upcoming meeting in November to debrief the 2020 BUILD Grant submission. This meeting will be extremely helpful in preparation for a 2021 BUILD Grant application.
- All invoices received have been reviewed and forwarded to Kitamura for his authorization toward payment.
- Malheur County has included MCDC financials in their annual audit.

Baird offered his update and noted the Malheur County Planning meeting scheduled for Thursday, November 19th. The agenda includes the TVRC subdivision plan to be considered, dividing the property into six lots. Baird said once approved, property corners can be set.

It was determined an executive session was not needed. Kitamura asked for public comment and learned no discussion was necessary. Kitamura noted the next board meeting will be held on December 8th.

With no further discussion, Grant Kitamura adjourned the meeting at 10:28am.

Respectfully Submitted,
Greg Smith, Officer to the Board